

NOTICE OF:
 REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL
 8/14/2018

APPLICATION #
 896503

ZONING DISTRICT(S)
 CMX-2 (COMMERCIAL)

ADDRESS/LOCATION

207 BELGRADE ST.

APPLICANT

LOGAN DRY (ARCHITECT)

ADDRESS

6525 TULIP ST.
PHILADELPHIA, PA

APPLICATION FOR:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND A REAR DECK AT FOURTH FLOOR LEVEL. SIZE AND LOCATION AS SHOWN ON PLANS. FOR A SINGLE-FAMILY HOUSEHOLD LIVING WITH ACCESSORY OFF-STREET, STRUCTURED PARKING ON THE FIRST FLOOR.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE

TABLE 14-602-2 NOTE [3]

SECTION 14-803(1)(c)(.1)

TABLE 14-701-3

PROPOSED USE IS REFUSED/REFERRED FOR THE FOLLOWING:

THE PROPOSED USE, SINGLE FAMILY HOUSEHOLD LIVING WITH ACCESSORY STRUCTURED PARKING, IS PROHIBITED ALONG 100% OF THE GROUND FLOOR FRONTAGE OF BUILDINGS WITHIN THE FIRST 30 FT. OF BUILDING DEPTH WITHIN THIS ZONING DISTRICT.

THE PROPOSED USE, ACCESSORY PARKING FOR A SINGLE-FAMILY HOUSEHOLD LIVING, IS PROHIBITED IN THIS ZONING DISTRICT UNLESS IT CAN BE ACCESS FROM A SHARED DRIVEWAY, ALLEY OR REAR STREET.

PROPOSED USE IS REFUSED/REFERRED FOR THE FOLLOWING:

	ALLOWED/ REQUIRED	1522 N HANCOCK PROPOSED
MAXIMUM OCCUPIED AREA, INTERMEDIATE (% OF LOT)	75% (375 SQ. FT.)	91.6% (458 SQ. FT.)
MINIMUM REAR YARD DEPTH @ REAR DECK	9 FT.	2 FT.
MAXIMUM HEIGHT	38 FT.	40 FT.

TWO (2) USE REFUSALS
 THREE (3) ZONING REFUSALS

FEE TO APPEAL: \$300

Cc:
 SEAN MORGAN
 1929 ACORN LA
 ABINGTON, PA 19001



FREDERICK MARSHALL
 PLANS EXAMINER

8/14/18

DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.